126.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,075,200 / 1,075,200
					USE VALUE:	1,075,200 / 1,075,200
					ASSESSED:	1,075,200 / 1,075,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	PLYMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAOULTSIDES STRATOS/SPYRIDOUL	
Owner 2:	TAOULTSIDES /JOHN/ALEXANDER	
Owner 3:		
Street 1:	12-14 PLYMOUTH STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	TAOULTSIDES STRATOS -
Owner 2:	TAOULTSIDES SPYRIDOULA -
Street 1:	12-14 PLYMOUTH STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 2719 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5400.000	545,200	6,200	523,800	1,075,200
Total Card	0.124	545,200	6,200	523,800	1,075,200
Total Parcel	0.124	545,200	6,200	523,800	1,075,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.39 | /Parcel: 395.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 81137

GIS Ref

GIS Ref

Insp Date 12/02/17

!9764!

PREVIOUS ASSESSMENT

Parcel ID 126.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	545,200	6200	5,400.	523,800	1,075,200	1,075,200	Year End Roll	12/18/2019
2019	104	FV	405,200	6300	5,400.	552,900	964,400	964,400	Year End Roll	1/3/2019
2018	104	FV	405,200	4900	5,400.	407,400	817,500	817,500	Year End Roll	12/20/2017
2017	104	FV	379,700	4900	5,400.	389,900	774,500	774,500	Year End Roll	1/3/2017
2016	104	FV	379,700	4900	5,400.	360,800	745,400	745,400	Year End	1/4/2016
2015	104	FV	337,800	4900	5,400.	302,600	645,300	645,300	Year End Roll	12/11/2014
2014	104	FV	337,800	4900	5,400.	295,700	638,400	638,400	Year End Roll	12/16/2013
2013	104	FV	351,700	4900	5,400.	281,700	638,300	638,300		12/13/2012

PRINT

Date	Time
12/11/20	00:11:19

LAST REV

Date	Time
03/22/18	13:23:22

apro

9764

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAOULTSIDES STR	53681-158		10/16/2009	Family	10	No	No		
DIOZZI THOMAS J	30609-126		8/31/1999		380,600	No	No		
	13606-403		12/1/1978		65,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2011	454	Re-Roof	4,500					
4/25/2001	229	Porch	4,500	C				REPLACE PORCH
3/7/2001	175	Alterati	17,036	O				ADD 6X19 SOLARIUM

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
2/19/2009	Measured	189	PATRIOT
12/13/1999	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
8/25/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	81137
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5400		Sq. Ft.	Site		0	90.	1.08	10									523,801						523,800	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 523,801 | Spl Credit | Total: 523,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	3 - Aluminum	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY/BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07424235
Const Adj.:	0.99989998
Adj $ / SQ:	182.603
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669804
Depreciation:	124583
Depreciated Total:	545220

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

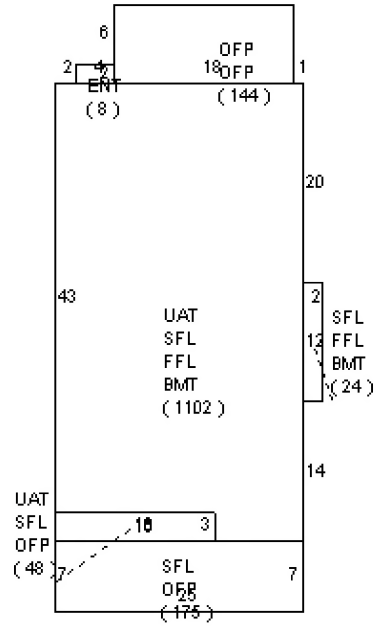
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.60
Special Features:	0	Val/Su Net:	123.68
Final Total:	545200	Val/Su SzAd	220.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,349	182.600	246,331
BMT	Basement	1,126	54.780	61,683
FFL	First Floor	1,126	182.600	205,611
OFP	Open Porch	511	19.730	10,080
UAT	Upper Attic	288	119.600	34,386
ENT	ENTRY	8	26.400	211

	Net Sketched Area:	4,408		Total:	558,302
Size Ad	2475	Gross Are	5270	FinArea	2719

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	85		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1913	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	20X26	A	AV	2000	2.97	T	15.2	104			1,300			1,300

More:	N	Total Yard Items:	6,200	Total Special Featues:		Total:	6,200